035.0	0003	0010.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	640,400 /	640,400
					USE VALUE:	640,400 /	640,400
					ASSESSED:	640,400 /	640,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		FREMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PERSSON DANIEL & REBECCA
Owner 2:	
Owner 3:	
Street 1:	15 FREMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WYLLIE JUDITH S & DAVID C -
Owner 2:	-
Street 1:	15 FREMONT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,137 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Wood Shingle Exterior and 1586 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8137.000	215,400		425,000	640,400
Total Card	0.187	215,400		425,000	640,400
Total Parcel	0.187	215,400		425,000	640,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.78 | /Parcel: 403.7

Legal Description

User Acct 24459

GIS Ref

GIS Ref

Insp Date 12/06/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 035.0-0003-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	215,700	0	8,137.	425,000	640,700	640,700	Year End Roll	12/18/2019
2019	101	FV	173,400	0	8,137.	385,200	558,600	558,600	Year End Roll	1/3/2019
2018	101	FV	173,400	0	8,137.	365,300	538,700	538,700	Year End Roll	12/20/2017
2017	101	FV	173,400	0	8,137.	318,800	492,200	492,200	Year End Roll	1/3/2017
2016	101	FV	173,400	0	8,137.	272,300	445,700	445,700	Year End	1/4/2016
2015	101	FV	169,200	0	8,137.	252,400	421,600	421,600	Year End Roll	12/11/2014
2014	101	FV	169,200	0	8,137.	209,200	378,400	378,400	Year End Roll	12/16/2013
2013	101	FV	169,200	0	8,137.	199,200	368,400	368,400		12/13/2012

!2884!

PRINT

Date	Time
12/10/20	18:13:30

LAST REV

Date	Time
10/21/20	11:29:54

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2884

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WYLLIE JUDITH S	57328-225		8/22/2011		375,000	No	No		
	17074-320		6/1/1986		142,000	No	No		Y

USER DEFINED

Prior Id # 1:	24459
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/28/2020	829	Addition	53,400	O				

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2018	MEAS&NOTICE	CC	Chris C
6/27/2012	Measured	JBS	JOHN S
11/22/2011	MLS	EMK	Ellen K
5/8/2009	Measured	189	PATRIOT
11/14/2000	Info Fm Prmt	201	PATRIOT
5/3/2000	Missed Appt.	276	PATRIOT
2/28/2000	Mailer Sent		
2/25/2000	Measured	197	PATRIOT
8/10/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8137		Sq. Ft.	Site		0	64.	0.82	3									425,030						425,000	

Total AC/HA: 0.18680 | Total SF/SM: 8137 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 425,030 | Spl Credit | Total: 425,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	L - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	34.45	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.94285131
Adj $ / SQ:	159.106
Other Features:	67500
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	324787
Depreciation:	111889
Depreciated Total:	212898

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

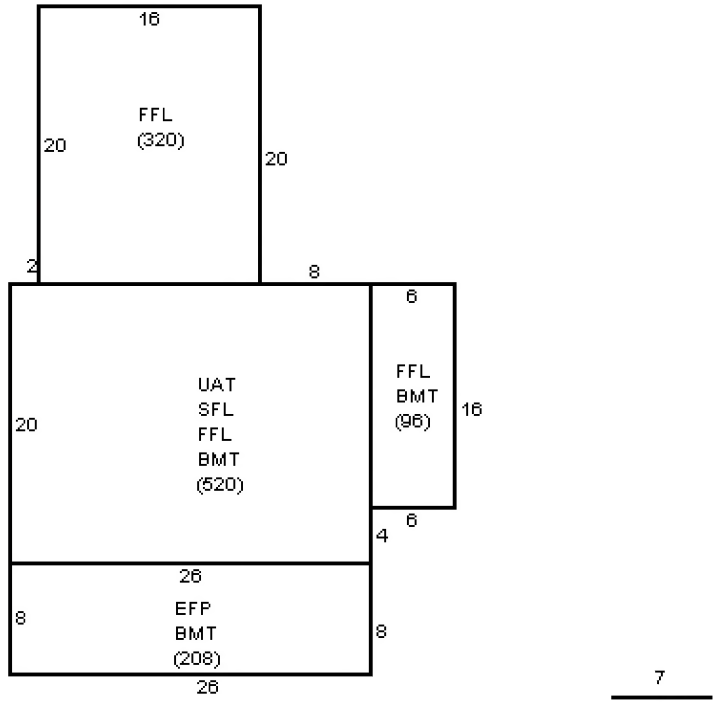
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	143.20
Special Features:	2500	Val/Su Net:	82.28
Final Total:	215400	Val/Su SzAd	147.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	936	159.110	148,923
BMT	Basement	824	47.730	39,331
SFL	Second Floor	520	159.110	82,735
EFP	Enclos Porch	208	38.010	7,906
UAT	Upper Attic	130	111.370	14,479

Net Sketched Area:	2,618			Total:	293,374
Size Ad	1456	Gross Are	3008	FinArea	1586

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 035.0-0003-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1988	0.00	T	24.8	101						
96	Whirl Pool	D	S	1	6	A	AV	1998	500.00	T	16.8	101			2,500			2,500

More:	N	Total Yard Items:		Total Special Featues:	2,500	Total:	2,500